

## **MINUTES**

### **PROPERTY AND RIGHT-OF-WAY COMMITTEE MEETING THURSDAY, AUGUST 17, 2006, 10:00 A.M. CITY HALL 8<sup>TH</sup> FLOOR – COMMISSION CONFERENCE ROOM**

#### **Members Present:**

Peter R. Partington, City Engineer  
Bob Dunckel, Assistant City Attorney III  
James Cromar, Planner III  
Elkin Diaz, Project Engineer (substituting for Tony Irvine)  
Tom Terrell, Public Works Maintenance Manager  
Mark Darmanin, Utilities Distribution and Collections Manager, (substituting for Julie Leonard)  
Catherine McCaffrey, Community Inspections Manager

#### **Staff Present:**

Victor Volpi, Senior Real Estate Officer  
Barbara Howell, Contracts and Special Projects Administrator  
Ronald Hicks, Economic Development Director  
Ed Udvardy, Assistant Public Works Director  
Earl Prizlee, Project Engineer  
Bob Lamattina, Economic Development Department  
Frank Snedaker, Chief Architect  
Tim Welch, Land Development Manager  
Jolie Reed, Administrative Assistant I  
Eileen Furedi, Clerk II  
Diana Alarcon, Assistant Parking Services Manager

#### **Guests Present:**

Paul Edgerly  
Lynn Grubel  
Douette Pryce  
Shad P. Culp  
Francesco Hoyes  
Don McClosky  
Dr. Ed Henn  
Charles Michelson  
Thomas A. Carney

Peter Partington called the meeting at 10:10 a.m. and stated this is a Committee with the responsibility of advising the City Manager and City Commission on matters connected with City property and public right-of-way.

**ITEM ONE:**                    **APPROVAL OF JULY 29, 2006 MINUTES**

**MOTION BY MARK DARMANIN TO APPROVE MINUTES. SECONDED BY TOM TERRELL.**

**MOTION PASSED UNANIMOUSLY.**

**ITEM TWO:**                    **VACATION OF RIGHT-OF-WAY**

Address or General Location: just east of 1301 SW 8 Court

Victor Volpi introduced item stating that Paul Edgerly, Lynn Greubel and the Riverside Homeowners Association would like your positive recommendation to vacate a portion of right-of-way just east of Block 11, of Riverside Add Amen, Plat Plat Book 1, Page 13. He said this right-of-way is now being maintained by the applicants and claim that the City has never maintained the land at all. He said the applicant states this is not, nor ever will be needed as pavement and there are no utilities underneath. Victor Volpi introduced Paul Edgerly and Lynn Gruebel.

Mr. Edgerly said the site has been a dumping ground for the neighborhood; they planted and maintained bushes, and extensive landscaping after Hurricane Wilma. Mr. Edgerly said a large portion of his driveway (City owned), is damaged and he would like the City to vacate.

Bob Dunckel asked Peter Partington if the applicant could obtain an Engineering Permit for the driveway apron even though it is longer then the City normally deals with. Peter Partington said he believed they could.

Peter Partington asked if the applicant was required to pay the \$3,000 application fee. Bob Dunckel said yes. Mr. Edgerly said he was informed that if he had the support and letters from the Riverside Homeowners Association, and the Property and Right-of-Way (PROW) minutes, the fee could be waived. Peter Partington said the proposed request was for the benefit of a private person.

James Cromar said the Planning Division is generally opposed to right-of-way vacations. He asked about the preservation of landscaping and if there was some way to discourage larger lots, therefore larger structures.

Discussion followed as to the owners wishing to sell their property in the future, and maintaining the existing front yard setback.

Victor Volpi provided an additional survey of Lots 1-3 for Committee review.

Peter Partington asked if there were any reasons the City wished to keep the land and if there were any site line requirements at the location. Bob Dunckel said under the ULDR, the site triangle is being formed by the boundary between the private property and the public right-of-way, so if retained as right-of-way that would move the definition of site triangle to a different location. Peter Partington said he agreed, but from an Engineering perspective he would want to keep it within the right-of-way even though that pushes back the part at which the legal requirements of the side lines kicks. Peter Partington said he believed the City should retain a small portion as a sideline. Mark Darmanin said it is unclear where the utility stops at the property, and the site should be surveyed. Elkin Diaz said he and Tony Irvine reviewed a water main that stops near the proposed site, and they are concerned about the new project going on at WaterWorks 2011.

Peter Partington said he felt the Committee did not have enough information to make a recommendation. Bob Dunckel said it seemed the Planning Division looked over the applicant's request, and are acceptable provided the City main the front yard set back that currently exists.

**MOTION BY BOB DUNCKEL TO CONTINUE.**

Peter Partington requested that Victor Volpi ask Tony Irvine to survey the site and e-mail the appropriate City staff to do their due diligence. Victor Volpi said he would request a survey, contact the Planning Division to address the setbacks and pedestrian/landscaping issues, and Engineering Division to address the left over parts making sure they are large enough for the sideline, and WaterWorks 2011 in case there is an expansion.

**SECONDED BY MARK DARMANIN.**

**MOTION PASSED UNANIMOUSLY.**

**ITEM THREE: DEDICATION OF RIGHT-OF-WAY TO BROWARD COUNTY**

Address or General Location: west side of SW 42 Avenue, south of Peters Road, Unincorporated Broward County

Victor Volpi said on August 15, 2002, the Property and Right-of-Way (PROW) Committee recommended and eventually the City Commission approved the long-term lease of City owned property at Davie Boulevard (Extended) and SW 42 Avenue for the purpose of constructing and maintaining the new Pine Ridge Alternative Center. He said Broward County is requiring the School Board dedicate a portion of the site as right-of-way, therefore, the School Board is requesting that of the City. Victor Volpi said at the July 20, 2006 PROW meeting the Committee denied this request. He said Alice Shapiro would like to bring this item back for further discussion and recommendation.

This item was pulled at the request of the applicant.

**ITEM FOUR: TEMPORARY STREET CLOSURE AND IMPROVEMENTS IN THE RIGHT-OF-WAY**

Address or General Location: SE 2 Avenue, between Las Olas Boulevard and SE 2 Street

Victor Volpi introduced item stating that Broward Community College would like your positive recommendation to temporarily close SE 2 Avenue between Las Olas Boulevard and SE 2 Street to facilitate the construction of a new plaza and improvements in the right-of-way. He said the improvements include curb, gutter, tree grates (with trees), raised crosswalk handicap ramps, and lights. Victor Volpi said the City would maintain these improvements and approximately three (3) parking spaces would be lost. He said the idea is not new; it has been scaled down since 2002, when the PROW Committee recommended that a conceptual plan be brought to the City Commission with the opportunity for public input. Victor Volpi introduced Mr. Thomas A. Carney with Construction Consulting, Inc. and Dr. Ed Henn with Broward Community College (BCC).

Mr. Carney said he was the contractor for the proposed project and introduced Dr. Henn.

Discussion followed as to the size and location of the crosswalk, traffic lanes, parking issues, installation of the lighted sidewalk, the two (2) spaces at the front of the buildings, and additional parking in the parking garage.

Dr. Henn said the installation of the lighted sidewalk would not increase or decrease pedestrian traffic; it would be an added safety feature. Dr. Henn explained that he spoke to a City Engineer who thought it would be a good idea to straighten out the road.

Peter Partington asked what was being proposed. Bob Dunckel explained the request was for road closure during the construction with the City being responsible for the maintenance. Bob Dunckel clarified that the City would not take responsibility for the maintenance; and parameters would be set up for the maintenance of the project, post construction. Peter Partington said the proposal was for work in the right-of-way, which would require an Engineering Permit, and the Committee was being asked to provide input on closing the road during construction. Mr. Carney clarified that the request was for three things: 1) to close the road during construction; 2) permission to put the lighted crosswalk in the right-of-way and maintain it; and 3) approval to move the curb. Mr. Carney said he would like the City to maintain the street lighting removed when the building was constructed five (5) years ago and said it was referred to as un-metered street lighting replacement which was part of the project. Peter Partington said items number 2 and 3 are beyond the purview of the Committee.

Peter Partington said the Committee would make a recommendation on the closure during the construction and would discuss the project. Bob Dunckel explained that he did not agree with the idea of passing judgment on the closure during construction, until the Committee made a recommendation on what the project should be.

Discussion followed as to the applicant being referred to the PROW as part of trying to get an Engineering Permit.

Tom Terrell said the right-of-way issue is a separate item from the road closure.

Mr. McClosky, Attorney for Bank of America, said his client is located immediately north of the site and should have been informed of the upcoming events prior to the PROW meeting since the road passes his property. Mr. McClosky said his client does not have any ingress to his property, is opposed to narrowing of the road, and the two (2) parking spaces should not be there. Mr. McClosky said his client has no objection to ½ inch increase of the crosswalk and installation of the lights, but would like to see a schedule for the closing and signage indicating other available routes.

The applicant asked permission to defer for a short period to discuss the opposing issues with Mr. McClosky. The Committee agreed.

Diana Alarcon said the current plan was reviewed by the Parking Division approximately 1 ½ weeks ago but they were not involved in the original planning stage in 2002. Diana Alarcon said the Parking Division objects to removal of the meters as they are highly utilized by students and the community, and the Master Plan puts a lot of parking in the immediate downtown area. Peter Partington said the Committee would defer until the end of the meeting and determine if it should be discussed.

The applicant left the PROW meeting at 10:57 a. m. and returned at 11:35 a. m.

Dr. Henn asked for a positive recommendation for the overall concept with the change that the curbs are not moved. Dr. Henn said that would remove the parking issue and address the size of the actual road and they would work with the neighbors on signage and notice.

Bob Dunckel asked about the parking spaces. Dr. Henn said the curbs would not be removed; therefore, the parking spaces would not be their business. Bob Duckel asked who would be responsible for the maintenance. Dr. Henn said BCC would be responsible for maintaining the crosswalk. Tom Terrell said he had no problem with the installation of the streetlights on Las Olas Boulevard, but was opposed to the lighted crosswalk. Tom Terrell said if the power source was internal to the property, it would create a hazard and pointed out that the City did not allow privately maintained lighting in the right-of-way. Tom Terrell said the City required disconnect to the property line, as the City would be the first to respond. Tom Terrell pointed out that a lighted crosswalk would create a traffic problem and the students control the traffic flow.

Discussion followed as to the lighted crosswalk being accentuated by little lights in the ground and a button was pushed when pedestrians wish to cross.

Peter Partington said the lighting would create a mid block crosswalk, there is a legal question as to when a crosswalk is not a crosswalk, and pedestrians would not have to stop just because the lights come on. Tim Welch with the Engineering Division asked the applicant what the voltage of the strobes (lighting) would. Mr. Carney said they could be solar powered or be 110 volt but. Mr. Carney said they would probably use 120 volts.

Peter Partington said the approvals would be for crosswalk lighting conditioned upon approval from Broward County and conditioned upon that the applicant create a path source with a disconnect at the right-of-way line.

**MOTION BY PETER PARTINGTON TO APPROVE THE PLAN AS MODIFIED, I. E., WITH THE CURB LINES REMAINING WHERE THEY ARE, THE PARKING SPACES REMAINING, THE INSTALLATION OF THE PROPOSED CHANGES TO THE INTERSECTION AT THE PROPOSED CROSSWALKS, SUBJECT TO THE PEDESTRIAN EMPHASIS LIGHTING BEING APPROVED BY BROWARD COUNTY, AND IF SO, THE ELECTRICAL SUPPLY HAVING THE DISCONNECT AT THE RIGHT-OF-WAY LINE, AND THE LIGHTING ARRANGEMENT SATISFYING THE CITY TECHNICALLY FROM A SAFETY PERSPECTIVE, AND SUBJECT TO REVIEW BY THE DESIGN REVIEW TEAM OF THE DOWNTOWN MASTER PLAN. SECONDED BY JAMES CROMAR.**

**MOTION PASSES UNANIMOUSLY.**

Peter Partington asked about the time from for the temporary road closures. Mr. Carney said the original request was for four (4) months, but with the proposed changes the crosswalk and setting of the poles should take approximately two (2) months. Bob Dunckel asked if the two (2) months included approval from Broward County Traffic Engineering on the lights.

Discussion followed as to the time frame calculated extending past two (2) months.

Diana Alarcon said since timing is an issue she wanted the Committee to be aware that the parking garage is highly used by the students and there is only one entrance to the garage.

Bob Dunckel said in conjunction with the road closure, he would like the City to be compensated for the loss of parking during the closure period.

**MOTION BY PETER PARTINGTON TO RECOMMEND THAT A REVOCABLE LICENSE BE PREPARED TO ALLOW THE CLOSURE OF 2 AVENUE (SOUTH OF BANK OF AMERICA) FOR UP TO TWO (2) MONTHS, AND THE CLOSURE OF THE WEST BOUND TO NORHT BOUND LANE ON LAS OLAS BOULEVARD FOR UP TO TWO (2) MONTHS, WITH THE DISCRETION OF THE AGREEMENT ADMINISTRATOR, WITH THE CLOSURE NOT TO COMMENCE UNTIL AFTER JANAUARY 1, 2007, AND SUBJECT TO AN APPROVED MOT PERMIT. SECONDED BY BOB DUNCKEL.**

**MOTION PASSED UNANIMOUSLY.**

**ITEM FIVE:                STAGING AREA**

Address or General Location: 637 SW 15 Avenue and 335 SW 16 Court

Victor Volpi introduced item stating that Ordinance No. C-02-13 requires the Property and Right-of-Way Committee to review all staging plans. He said Barbara Howell would like your positive recommendation for two (2) areas, one being City owned property at 637 SW 15 Avenue and the other site located at 335 SW 16 Court. Victor Volpi introduced Barbara Howell.

Barbara Howell stated that the staging areas were for two (2) WaterWorks 2011 sewer projects, one at Croissant Park and the other at Riverside Park. Barbara Howell said the site at Riverside Park is City owned and was not sure if the Committee would recommend a lease agreement. Barbara Howell said the other site is at Croissant Park, the contractor has a lease with the private property owner, and they have started preparing the site and installing a fence but no staging has taken place yet.

Discussion followed as to informing the neighborhood of the proposed plan.

Peter Partington suggested writing to the association informing them of the proposal. Barbara Howell explained that there is communication with neighborhood for all projects and an in house team goes to the neighborhood to speak on behalf of the projects. Barbara Howell said she would request personnel write a letter to the neighborhood informing them of the upcoming use of the site, if an association has been established. Tom Terrell asked Barbara Howell inform the Department that controls the City property. Victor Volpi said that would be Gene Groves at Community Development.

Mark Darmanin suggested the two sites be treated separately.

**637 SW 15 AVENUE / City Owned:**

**MOTION BY BOB DUNCKEL TO APPROVE THE SITE TO BE USED AS A TEMPORARY STAGING AREA AS REQUESTED, SUBJECT TO THE CITY GRANTING A REVOCABLE LICENSE TO THE CONTRACTOR FOR THE USE OF THE PROPERTY IN QUESTION. SECONDED BY MARK DARMANIN.**

**MOTION AMMENDED BY PETER PARTINGTON TO ADD, CONDITIONED UPON WATERWORKS 2011 WRITING THE CIVIC ASSOCIATION TO INFORM THEM OF THE PROPOSED USE OF THE SITE. SECONDED BY MARK DARMANIN.**

**MOTION PASSED UNANIMOUSLY.**

**335 SW 16 COURT / Private:**

**MOTION BY MARK DARMANIN TO APPROVE THE SITE AS SUBMITTED, SUBJECT TO NOTIFICATION TO THE HOMEOWNERS ASSOCIATION. SECONDED BY JAMES CROMAR.**

**MOTION PASSED UNANIMOUSLY.**

**ITEM SIX:                      STAGING AREA**

Address or General Location: 2800 E Las Olas Boulevard

Victor Volpi introduced item stating Ordinance No. C-02-13 requires the Property and Right-of-Way Committee to review all staging permits. Victor Volpi said Earl Prizlee would like your positive recommendation to create a staging area on City owned property, at 2800 East Las Olas Boulevard. He said this land is currently under litigation with the Palazo (developers of missed use...retail/residential). Victor Volpi introduced Earl Prizlee.

Earl Prizlee said currently the lot is being used for hurricane staging. Earl Prizlee presented a Master Plan of the proposed project and stated that it did not render the Palazo, as that was a separate issue. He said as the Palazo issue evolved and/or resolved we would have to look at exactly what would occur. Earl Prizlee said he met with the Venetian Condominium residents just north and adjacent to the proposed site, and stated that Beach Community Redevelopment Agency received a letter on behalf of the Venetian Condominium and the residents support the project, but offered a list of suggestions in the administration of the contract that may be beneficial to all parties as follows: allowing the contractor to fence an area greater than 135 by 95 feet to accommodate their needs within the fence, allowing the contractor to fence the lot on the east side of Las Olas Circle to accommodate employee parking, and at the end of construction, requiring the contractor strip the two lots and install sod over new topsoil, replace sidewalks, milling and repaving of Las Olas Circle from Las Olas Boulevard to the Venetian Condominium.

Peter Partington asked Earl Prizlee if those recommendations contained in the letter could be met. Earl Prizlee said he could not promise anything. Earl Prizlee said he had a contract with the contractor and would ask the City Construction Manager for assistance. He did not have a problem with any of the suggestions made by the residents except putting sod over the new topsoil and was hoping the Parks and Recreation Department could help with that. The project duration would be approximately 5 months.

Bob Dunckel said this is the first time in a long time staging permits came to PROW without the ordinance being brought back up. Bob Dunckel said the Committee has to look at the criteria set forth in the ordinance; the application did not meet all the criteria required under the ordinance and suggested the applicant come back at a future date when the criteria has been met. Earl Prizlee asked for a list of items that did not meet the criteria. Bob Dunckel said he would not discuss the criteria at this time and would not approve the item based on the backup presented. Peter Partington said there is a management commitment to complete the project in a certain time frame, which requires the use of the proposed site.

Bob Dunckel suggested that the Committee meet for a Special PROW meeting, August 24, 2006 (Thursday) at 11 a.m.

**MOTION BY BOB DUNCKEL TO TABLE UNTIL AUGUST 24, 2006, 11:00 A. M. SECONDED BY TOM TERRELL.**

**MOTION PASSED UNANIMOUSLY.**

**ITEM SEVEN:            CITY PARK MALL / VACANT SPACE**

Address or General Location: 138 SE 1 Street (City Park Mall)

Victor Volpi introduced item stating that Shop No. 128 (approximately 883 square feet) has been vacant for quite some time. He said there have been tenants at the City Park Mall that have paid their rent and have not moved in and then there were tenants that had moved in and not paid their rent. Victor Volpi said the Paul James Salon (next door) has been an excellent tenant for many years and has asked permission to build out the space (Shop No. 128), as an expansion of their business. He said they would require six (6) to nine (9) months for the construction, and would begin paying rent at their current rate. Victor Volpi said the Real Estate Office recommends this expansion and all necessary permits and inspections would be obtained. The applicants were not at the meeting.

Ed Udvardy said he was not sure of the precedent of allowing six (6) to nine (9) months of free rent. Victor Volpi said in the past the City has given tenants three (3) months for a build out. Peter Partington asked if the space could be rented out immediately. Victor Volpi said no, he had several prospects, and has been trying to rent the space for approximately four (4) months. Bob Dunckel asked how long it would take for the space to be ready. Victor Volpi said the City is required to install new carpeting and paint, which would take approximately three (3) months. Victor Volpi said the tenant plans to install sinks and electric, and open the walls between the two shops. Tom Terrell said the tenant would have to go through a permitting process that would take approximately 60-90 days. Tom Terrell explained if City approved drawings submitted by the tenant, their next step would be to go to Broward County for a demo permit. Bob Dunckel stated that part of the delay would be that of processing through Building Services. James Cromar said there is a new expediting permit process that would be helpful.

Bob Dunckel said the price per square foot would remain the same, but the tenant would be adding additional square footage with the tenant bearing all cost of improvements. Tom Terrell added the tenant should bear all costs of improvements that may be caused on their existing half.

**MOTION BY PETER PARTINGTON TO RECOMMEND APPROVAL OF A RENT FREE PERIOD, SUBJECT TO NOT EXCEDING SEVEN (7) MONTHS.**

Bob Dunckel said since the modification of the lease would have to go before the City Commission, he would like to recommend the City have a contract administrator who would be vested with the authority of extending the rent free period for up to, but not to exceed, nine (9) months rather than having to go back to the City Commission.

**MOTION AMENDED BY PETER PARTINGTON TO RECOMMEND APPROVAL OF A RENT FREE PERIOD, SUBJECT TO THE LEASE REFERENCING A CONTRACT ADMINISTRATOR TO BE GIVEN THE AUTHORITY TO EXTEND THE RENT FREE PERIOD FOR UP TO, BUT NOT TO EXCEED NINE (9) MONTHS, WITH NO MINIMUM, AND COINCIDING WITH THE FIRST DAY OF**



**THE MONTH, RENT WOULD START FOLLOWING THE ISSUANCE OF A CO. SECONDED BY JAMES CROMAR.**

Discussion followed as to the applicant providing architectural plans and project cost before going before the City Commission, requiring the applicant pull a building permit within three (3) months, and that the Building Department would not grant a building permit until demonstration of a lease hold interest.

Bob Dunckel said when the applicant had architectural plans, the project was properly costed out and the applicant was ready to proceed, the proposal would go before the City Commission with a modification of the lease that would give the applicant the extra square footage. Bob Dunckel said if applicant did not complete the work within nine (9) months, they would be required to pay rent on that square footage.

**MOTION REAMENDED BY PETER PARTINGTON TO INCLUDE, AND SUBJECT TO ENGINEERING PLANS AND COST ANALYSIS BEING PREPARED PRIOR TO THE LEASE MODIFICATION BEING TAKEN TO THE CITY COMMISSION. SECONDED BY JAMES CROMAR.**

**MOTION PASSED UNANIMOUSLY.**

**ITEM EIGHT: VACATION OF PORTION OF CITY ALLEY AND RIGHT-OF-WAY**

Address or General Location: 3200 NE 32 Street

Victor Volpi introduced item stating that Frank Snedaker would like your positive recommendation to vacate a portion of NE 32 Avenue, NE 32 Street, and the alley just south of NE 32 Street. Victor Volpi introduced Frank Snedaker.

Frank Snedaker said they are in the midst of a fire rescue bond program to build new fire stations for the City and are behind schedule. Frank Snedaker said there was a package to build by a developer that came to the City approximately 1-1/2 years ago to vacate a number of streets and the plan was to build the proposed Fire Station. He said this did not happen and they are no longer developing. Frank Snedaker said the City purchased the site and determined it would be suitable for a Fire Station No. 54, but a partial alley vacation would be necessary between the Oakland Park right-of-way and 32 Street. Frank Snedaker said the request was to encroach 10-feet (east/west) of the 60-foot right-of-way on 32 Avenue, reducing the right-of-way to 50 foot, and 30 feet of the 110-foot right-of-way on 33 Street.

Peter Partington asked if there were any parking spaces on 33 Street. Diana Alarcon said no. Peter Partington asked if any parking spaces would be taken from 32 Street. Frank Snedaker said no. Diana Alarcon clarified that two (2) weeks ago the City asked the Parking Division to remove public parking on 32 Street, which created a huge issue with the Galt Association and the Business Association. Frank Snedaker asked who the request came from. Diana Alarcon said she did not have the specifics with her, but would provide the information to him. Diana Alarcon said the parking meters were removed on 32 Street, behind the Fire Station, and the entire street.

James Cromar said generally the Planning Department does not support right-of-way vacations, but understands this is a special circumstance. James Cromar asked Bob Dunckel about comments he made at a previous PROW meeting, wherein he stated that the City Attorney said he would no longer

support any right-of-way vacations. Bob Dunckel explained that the idea follows the Planning Division's theme, about large aggregations of buildings and development.

Bob Dunckel asked if 18-wheelers used the alley and if there was sufficient turning radius to come out through the proposed access easement. Frank Snedaker said he could not determine that without some research, but did not think there would be enough of a turning radius to get in and out on the east end.

Bob Dunckel said he would like to bring this item back for the Special PROW meeting the following week, August 24, 2006, Thursday at 11 a.m.

Bob Dunckel said he remembered the Altair Village project wherein there was a discussion regarding problems on 32 Avenue side. He said there were long-range plans that would be more of a traffic ways corridor and narrowing the street was not necessary consistent with what some of the Master Plan concepts. Bob Dunckel asked James Cromar to research that discussion.

James Cromar said he would like to have more information before he made a recommendation. Peter Partington said he sees a major problem with the 30-feet onto 32 Street. Peter Partington said if approved, the City could have problems resisting neighboring property owners wishing to claim 30-feet for themselves.

Frank Snedaker pointed that this was not a situation of doing private development for income. Frank Snedaker said when Altaire Village left the City did not have enough money to acquire property in that area.

Frank Snedaker explained that the Fire Department parks their vehicles in front of their facilities, and the existing vehicles are parked in the middle of the street, generally facing east/west along the center of the line of the right-of-way.

Discussion followed as to the various reasons that the Fire Department did not park their vehicles at the building.

Victor Volpi asked if architecturally the proposed site was required to build a new fire station. Frank Snedaker said it was not required to build the facility, but it was needed for the apron that the Fire Department would like. Frank Snedaker added that he would need 10-feet on 32 Street and the alley. Frank Snedaker said currently the alley is basically used by the Fire Department, but vendors use the east end for parking. Bob Dunckel asked if Engineering Permit for paver bricks could be a possible solution. Peter Partington suggested marking fire vehicles on two (2) spaces with paint on 32 Street, for public safety purposes. Bob Dunckel said it is not necessary to vacate on 32 Street in order to accomplish the proposed design.

Discussion followed as to how this would affect the flow of traffic.

Peter Partington suggested continuing this discussion at the Special PROW meeting next week, August 24, Thursday at 11 a.m.

Peter Partington said the continuation would allow utilities to be checked and suggested that Frank Snedaker look at alternatives in keeping the right-of-way, but reconfiguring the areas that are delineated for fire vehicles and bringing the Committee a plan and photo of the area.

**MOTION BY BOB DUNCKEL TO CONTINUE AUGUST 24, 2006, THURSDAY AT 11 A.M.  
SECONDED BY MARK DARMANIN**

**MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 12:23 p. m.